

**2. ZONING BY-LAW AMENDMENT FILE Z.02.047
ROWHEDGE CONSTRUCTION LIMITED
PRELIMINARY REPORT**

P.2002.51

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.047 (Rowhedge Construction Limited) BE RECEIVED, and that any issues be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On May 24, 2002, the Owner submitted an application to amend the Zoning By-law to rezone the northerly block to C7 Service Commercial Zone, and to provide for the following exceptions on the entire property:

- to permit all Employment uses, with accessory office and retail sales, and a Car Brokerage as additional uses in the C7 Zone;
- that the development not be considered a shopping centre for the purposes of calculating the required parking;
- that Langstaff Road be deemed as the front lot line;
- a minimum rear yard of 15 m, whereas 22 m is required;
- a minimum 3 m wide landscape strip abutting Pippin Road, whereas 6 m is required;
- a maximum building height of 17 m, whereas 11 m is permitted; and
- no loading spaces for an office building, whereas 2 are required.

The proposal would facilitate an office building and two multi-unit buildings on a 3.1 ha site.

Background - Analysis and Options

The subject lands are located at the southeast corner of Jane Street and Langstaff Road, being Blocks 1 and 12, Plan 65M-2696, in Lot 10, Concession 4, City of Vaughan. The vacant 3.1 ha site has approximately 82 m frontage on Langstaff Road and Pippin Road, and 288 m flankage on Jane Street. The surrounding land uses are:

- North - Langstaff Road; employment area (C7 Service Commercial and EM1 Prestige Employment Zones)
- South - Pippin Road; employment area (EM1 Zone)
- West - Jane Street; employment area (C7 Zone and C8 Office Commercial Zone)
- East - employment area (EM1 Zone and EM2 General Employment Zone)

The subject lands are designated "Prestige Area" by OPA #450, and are subject to the "Service Node" policies. The lands are zoned C7 Service Commercial Zone and C8 Office Commercial Zone by By-law 1-88, subject to Exception 9(526B).

On July 26, 2002, a notice of public hearing was circulated to all property owners within 120 m of the subject lands. Since the mailing of the notice, the Owner has requested an additional exception to eliminate the loading space requirement for an office building. To date, no responses have been received. Any comments received will be addressed in the technical review and included in a comprehensive report to the Committee of the Whole.

Preliminary Review

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- the proposed rezoning of Block 1 from C8 to C7 Zone would conform to the "Service Node" policies in OPA #450, and provide a consistent zoning with Block 12;
- the appropriateness of the variety of employment uses and the car brokerage uses proposed to be added to the C7 Zone will be considered; and
- the proposed exceptions to the zoning standards would implement the proposed site plan (related file DA.02.036), which consists of a 3-storey office building and two multi-unit employment buildings as a comprehensive development form.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and will be addressed in a comprehensive planning report to a future Committee of the Whole meeting.

The proposed rezoning of the northerly block to C7 Service Commercial Zone conforms with the "Service Node policies" of the Official Plan. The additional employment uses proposed to be included in the C7 Zone will be reviewed for their appropriateness in the Commercial Zone. The proposed zoning exceptions will be addressed, together with the applicant's comprehensive site development plan, in the future technical report.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

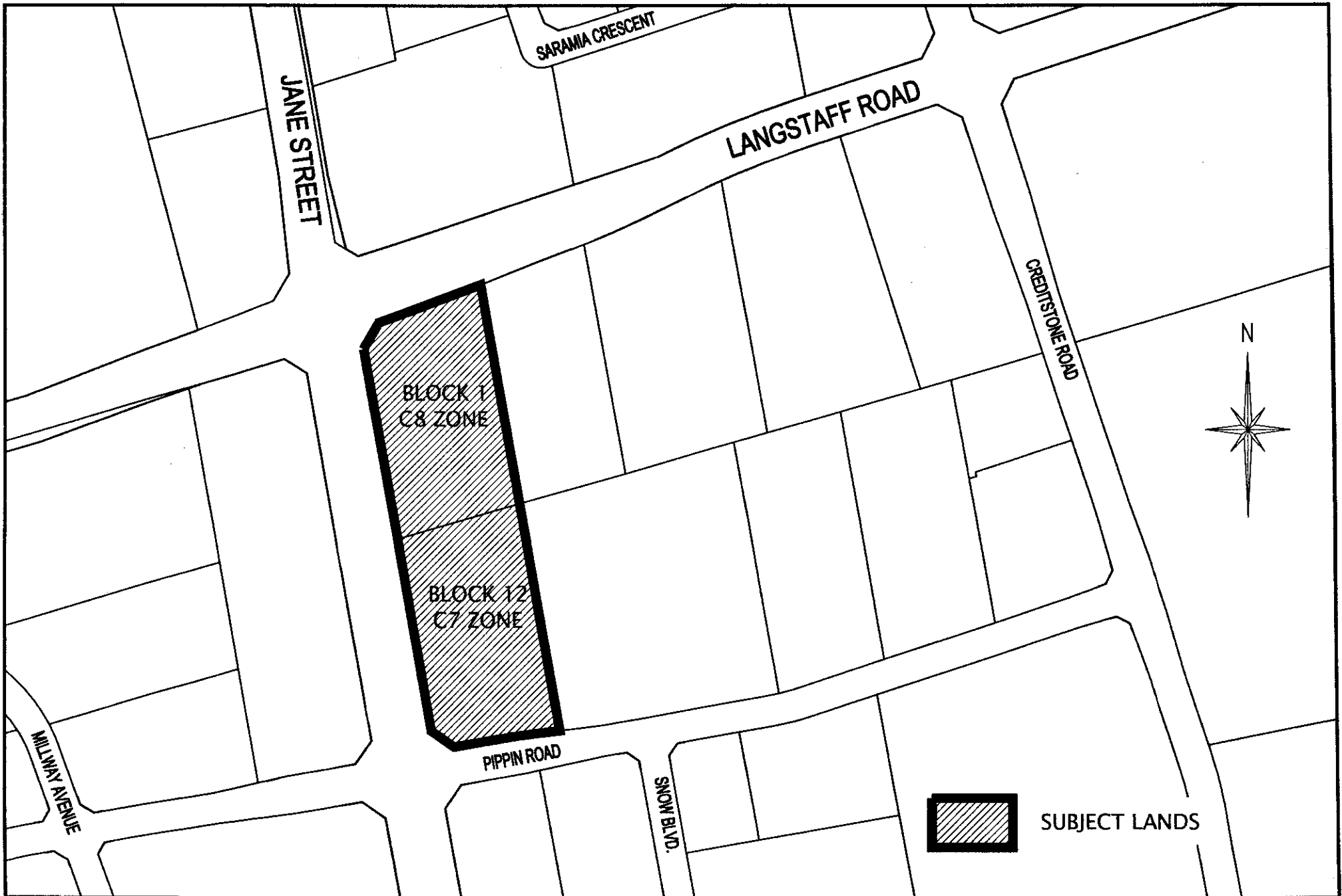
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



**ATTACHMENT '1'
LOCATION MAP**

FILE #:

DA.02.036
Z.02.047

REPORT #:

LOCATION:
LOT 10,
CONCESSION 4

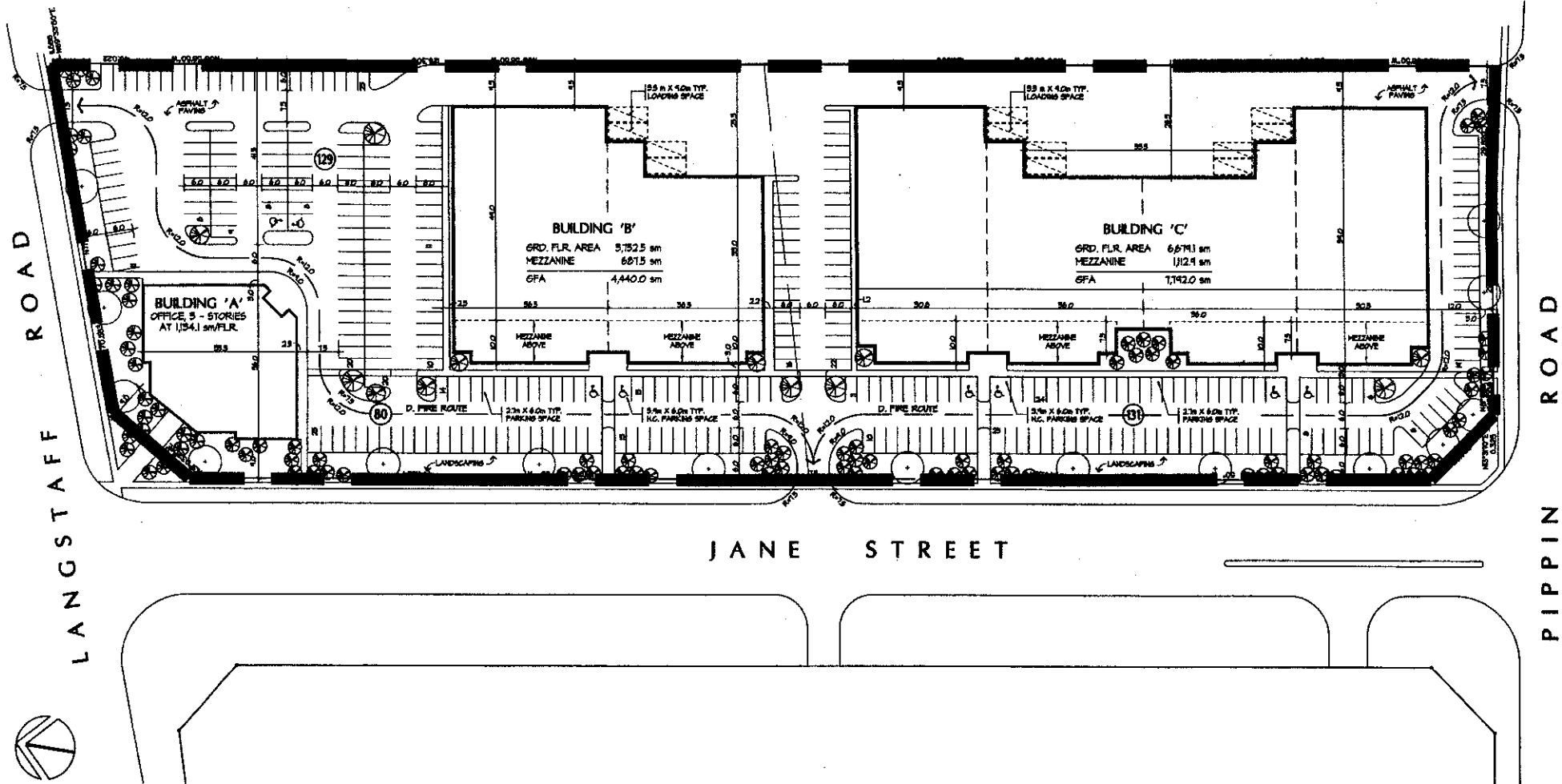
**CITY OF VAUGHAN
PLANNING DEPARTMENT**

APPLICANT:

ROWHEDGE CONSTRUCTION

DATE: 06/06/2002

SCALE: NOT TO SCALE



— — — — — SUBJECT LANDS

ATTACHMENT '2'
SITE PLAN

FILE #:	REPORT #:	DATE:	06/06/2002
DA.02.036 Z.02.047	LOCATION: LOT 10, CONCESSION 4	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: ROWHEDGE CONSTRUCTION
		SCALE:	NOT TO SCALE